



Address 190 Queen Anne Ave N
PO Box 19028
Seattle, WA 98109
Telephone 206-615-3300
TTY 1-800-833-6388
Website www.seattlehousing.org

NARRATIVE INFORMATION SHEET

1. Applicant Identification: Housing Authority of the City of Seattle
190 Queen Anne Avenue North
P.O. Box 19028
Seattle, Washington 98109
2. Funding Requested: a) Multipurpose
b) \$571,200
c) Petroleum (\$99,750) and
Hazardous Substances (\$420,000)
3. Location: Seattle, King County, Washington
4. Contacts: Project Director:
Rachelle Montesano
(206) 615-3492
Rachelle.Montesano@seattlehousing.org
190 Queen Anne Avenue North
P.O. Box 19028
Seattle, Washington 98109
- Chief Executive:
Andrew J. Lofton
(206) 615-3500
AJLofton@seattlehousing.org
190 Queen Anne Avenue North
P.O. Box 19028
Seattle, Washington 98109
5. Population: 688,245 (ACS 5-year estimates, 2017)

Commissioners Deborah Thiele *Chair* Emily Abbey *Vice-Chair*
Ahmed Abdi Robert Crutchfield Dr. Paula Houston Paul Purcell Gerald Smiley

Executive Director
Andrew Lofton



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6. Other Factors Checklist:

Other Factors	Page #
Community population is 10,000 or less.	N/A
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	N/A
The priority brownfield site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water.	N/A
The priority site(s) is in a federally designated flood plain.	N/A
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	N/A
At least 20% of the overall project budget will be spent on eligible site reuse or area-wide planning activities for priority brownfield site(s) within the target area.	7

7. Letter from the State or Tribal Environmental Authority:

Letter from State of Washington Department of Ecology dated January 29, 2019 attached as Narrative Information Sheet Exhibit A.

Commissioners Deborah Thiele *Chair* Emily Abbey *Vice-Chair*
Ahmed Abdi Robert Crutchfield Dr. Paula Houston Paul Purcell Gerald Smiley

Executive Director
Andrew Lofton

NARRATIVE INFORMATION SHEET EXHIBIT A



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

PO Box 47600 • Olympia, WA 98504-7600 • 360-407-6000

711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

January 29, 2019

Susan Morales
U.S. Environmental Protection Agency, Region 10
1200 Sixth Avenue, Suite 900 (ECL-112)
Seattle, Washington 98101

Dear Ms. Morales:

I understand that the Seattle Housing Authority (SHA) will submit an application to the U.S. Environmental Protection Agency (EPA) for a \$531,200 Multipurpose Grant under the Fiscal Year 2019 Brownfields Program grant cycle. The SHA intends to use EPA grant funds to assess existing contamination with Phase I and II Environmental Site Assessments, conduct one site cleanup, and create a plan for revitalization of one or more brownfield sites in and around the Seattle Chinatown International District (SCID), including Yesler Terrace, a 22-acre public housing development in Seattle. At the time of its completion in 1941, Yesler Terrace was the state's first public housing development and the first racially integrated public housing development in the United States.

The project will support EPA's current economic development and environmental cleanup efforts by identifying environmental concerns and positioning brownfields sites for reuse. As a requirement of the application, the SHA has informed Ecology of their plans to apply for this assessment grant. Ecology is very supportive of these efforts and this letter is provided to recognize that the SHA has fulfilled their notification requirement.

The Ecology point of contact for this site is Bob Warren in our Bellevue office. Bob's telephone number is (425) 649-7054. For questions regarding this letter or general Brownfields questions, please contact me at (360) 407-7188.

Sincerely,

A handwritten signature in blue ink that reads "Alan Bogner".

Alan Bogner
Brownfields Manager
Toxics Cleanup Program

cc: Bob Warren, Ecology
Mike Warfel, Ecology
Rachelle Montesano, Seattle Housing Authority
MaryKate Ryan, SCIDpda

NARRATIVE

1. Project Area Description and Plans for Revitalization

a. Target Area and Brownfields

i. Background and Description of Target Area

Seattle, Washington is one of the fastest-growing cities in the U.S. The city has experienced rapid physical and economic expansion over the past two decades. Much of this growth is driven by newer technology-based industries, with companies such as Amazon, Microsoft, and Google drawing educated, prosperous workers to the region. Other growth is rooted in longstanding industries such as trade via the Port of Seattle and aerospace engineering, with Boeing as an anchor. However, this prosperity is not universal. The city's recent growth spurt threatens to leave some residents behind: seniors, the working poor, many young families, and those who do not have the education, training, or language skills to find a niche in the booming economy. Affordability is an issue in nearly all neighborhoods as the cost of housing outpaces income growth.

Seattle's Yesler Terrace neighborhood was developed as a public housing project in 1941-42 by SHA, Washington State's first public housing authority. Meant to replace substandard housing under the Housing Act of 1937, it created 3,000 units of housing for low-income citizens. SHA later built many large housing projects for workers during WWII, including a small 37-unit temporary housing project on this site. Today, the area is in years 6 of a revitalization project that took 7 years of planning to try to mitigate displacement of residents. Census Tract 86 shows an increase in the population of young adults (ages 20-34) and school-aged children, so an increase in families in the area. The area is a mix of uses that is transitioning to mostly mixed-use buildings with both affordable and market rate housing.

The area now known as Little Saigon was cut-off from the core of the CID when I-5 was constructed in the late 1960s. Like Yesler Terrace, it was part of the large Japantown or *Nihonmachi* before Japanese incarceration during WWII. It has housed many light industrial uses, from poultry processing with minimal lasting environmental impact, to metal plating and machine shops, with more hazardous substance contamination. This area became a regional hub for the Vietnamese refugee community in the early 1980s, and it houses mainly Vietnamese-run small businesses. It was rezoned in 2008 and 2016 to allow heights up to 10 times that of existing buildings, paving the way for the development of a dense mixed-use area. Little Saigon is currently poised for redevelopment and has many sites high contamination potential from industrial uses; the community outreach and education plan incorporated into each phase of the planned target site assessment will include the entire neighborhood.

ii. Description of the Priority Brownfield Site

The King County Records site (Records site) is a 45,000 sq ft lot currently occupied by a 42,000 sq ft warehouse building constructed in 1954 to house voting machines and now primarily used for paper storage. Prior to the construction of this building, the site contained a wooden baseball stadium structure from 1912 to 1932, and then lay fallow for more than 10 years until a small war worker housing complex was built around 1943. The phase II ESA completed in 2017 identified petroleum contaminated soil (PCS) at the southwest corner of the site, which would need to be mitigated by shallow soil excavation; this accommodates the current redevelopment plans, but not any changes which would require below-grade structure. There are also two upgradient properties, a site with

former oil heating storage and a former dry cleaner, both of which have the potential to impact the subject property.

b. Revitalization of the Target Area

ii. Overall Plan for Revitalization

The revitalization plan for the Records site is a mixed-use development that will provide 158 units of affordable housing for working families with household incomes between 30%-80% of Area Median Income (AMI). With 64% of the units outfitted with 2 to 4 bedrooms, the development will provide much needed housing for medium- and large-sized families. Additionally, 68% of the units will be reserved as Replacement Housing, which guarantees SHA residents who previously relocated off-site during the Yesler Terrace Redevelopment have the opportunity to return. Also included in the program is an 8,000 square-foot childcare and early learning center, common areas for residents as well as community space, community gardens, and a community-based commercial/retail space.

The program was developed by SCIDpda and CHH in response to an SHA request for proposal (RFP) for a housing project that would augment the on-going Yesler Terrace redevelopment. With specific requirements for low-income, family-sized housing and community amenities, this proposal aligns with the Yesler Terrace Development Plan, Redevelopment Guiding Principles, the City of Seattle [and SHA] Cooperative agreement, and the City of Seattle Housing and Livability Agenda (HALA).

ii. Outcomes and Benefits of the Overall Plan for Revitalization

The remediation of known and potential contamination of the subject property is key to providing a safe and equitable development of the space for low-income families. As the redevelopment includes a childcare facility for low-income children in a neighborhood that bears a large environmental burden because of regional transit confluence, providing the cleanest possible site will help to eliminate one potential environmental health hazard.

The focus site currently is underutilized. In housing-strapped Seattle, the provision of additional affordable housing is a major tenet of current and past city administration platforms. It is also a key tenet of the work of SHA, SCIDpda, and CHH. Combining the expertise of these three organizations will maximize the property's ability to densify the neighborhood while also serving the needs of the current and recently displaced populations of the Yesler Terrace neighborhood. Successful redevelopment of a site like this can be a roadmap for development in Little Saigon, the part of the CID just to the south of this site.

c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse

The preliminary financing plan for the Records site development includes Low Income Housing Tax Credit equity, Seattle Office of Housing funds, Seattle Housing Authority funds, childcare funding through the City of Seattle Human Services, and a pending application for a joint program between the Washington State Department of Ecology and Department of Commerce that seeks to create housing from underutilized contaminated sites. This new program is called Healthy Housing Remediation Program and it aims to connect cleanup of contaminated sites to the redevelopment of those sites into affordable housing projects. Both agencies are looking to build upon the success of the Maddox project in the Mount Baker neighborhood of Seattle, which will develop 144 units of

affordable housing on a site that has been contaminated from a nearby gas station and drycleaner. This new innovative program leverages the expertise of two state agencies to invest in a greater social good beyond the economic and environmental benefits of cleanup.

ii. Use of Existing Infrastructure

The subject property is on city streets, county bus lines, and within walking distance to the streetcar. It uses city utilities. Upgrades to services will likely be needed to accommodate the increased number of users, but all upgrades will tie into existing infrastructure. The overall Yesler Terrace redevelopment has included \$50 million in infrastructure including new roads, utilities, neighborhood pathways, exercise stations, public art, and approximately 3.8 acres of parks and open space. All of these amenities, as well as access to bus and streetcar transit, will be available to future residents of this site.

These conditions are similar to those in the surrounding neighborhoods. Aging infrastructure for utilities may need to be upgraded. Adding density to individual sites may also require upgrades. The area is transit-rich, with access to buses, the streetcar, and close to light rail and commuter rail. Residents have easy access to hospitals and medical facilities as well as culturally-competent social services, and school facilities from early childhood through higher education within a walkable radius.

2. Community Need and Community Engagement

a. Community Need

i. The Community's Need for Funding

The Yesler Terrace project was originally built as Seattle's first public housing project in 1941-43. The 30-acre site has been in the process of redevelopment since community input and planning started around 2006, with redevelopment beginning in 2013. The area is on the south slope of First Hill, centrally located and adjacent to downtown, just north of Little Saigon and the Chinatown International District, and the Central District to the east. These neighborhoods were the historically red-lined non-white neighborhoods in Seattle, and Yesler Terrace in between has been among Seattle's most diverse but economically challenged neighborhoods.

Demographic Data was taken from the zip code that includes the Records site (98122) as well as from the Little Saigon area (98144), as these adjacent neighborhood areas are connected through the ongoing impact of rezoning and redevelopment pressures, as well as incidences of brownfield sites and potential sites.

	<u>ZCTA5- 98122</u>	<u>ZCTA- 98144</u>	<u>Seattle</u>	<u>Washington</u>	<u>USA</u>
Population	37,720	30,850	688,245	7,169,967	321,004,407
Over age 65	7.8%	13.9%	12.1%	14.4%	14.9%
Under age 18	11.3%	16.8%	15.3%	22.5%	22.9%
Asian	14.9%	24.7%	18.1%	10.3%	6.3%
Pacific Islander	1.5%	0.7%	0.8%	1.2%	0.4%
Black	13.4%	21.1%	9.2%	5.3%	13.9%

Brownfields Multipurpose Grant 2019, Seattle Housing Authority
Narrative

White	72.8%	54.7%	74.5%	81.6%	75.7%
MHI	\$72,018	\$71,628	\$79,565	\$66,174	\$57,652
Lives below Poverty line	10.4%	9.3%	8%	7%	8%
Transit Commuters	23.3%	28.0%	21.4%	6.3%	5.1%

Data from American Community Survey 5-year estimates, 2013-2017, American Fact Finder accessed 1/15/2019

ii. Threats to Sensitive Populations

The Washington Tracking Network estimates cumulative environmental impacts, creating an “impact score” that calculates risk based on threats multiplied by vulnerabilities (age, income, disproportionately-impacted populations). The system is based on one used in California. Based on their data, the census tract in which the Records site project exists has an environmental health disparity score of 10/10. High concentrations of NOx Diesel, PM 2.5 concentration, most of the population near heavy roadways and toxic releases from nearby industry provides a heavy load of environmental pollutants. Limited English skills, poverty, a higher than average population of people of color are all risk factors for higher vulnerability to environmental toxins, and the socioeconomic score for this area is a 9/10.

SHA has completed its own health survey of residents of Yesler Terrace that indicates that while medical services are readily available in the area and the rate of people with health insurance is increasing, chronic diseases such as asthma and heart disease are still strong concerns. A public determinants of health report from 2015 addressing the CID indicated asthma hospitalization rates at about 4 times the average for King County.

However, beyond environmental threats, the city of Seattle identified this area of Seattle as a “high opportunity, high risk neighborhood,” recognizing that the redevelopment potential in these rezoned areas south and east of downtown had the potential to displace many economically fragile residents as well as countless small entrepreneurial businesses in the heart of Little Saigon, an ethnic commercial neighborhood. With targeted redevelopment, partnerships like this one have the potential to serve the existing residents, businesses, and cultural community while expanding opportunities for all.

b. Community Engagement

i. Community Involvement

Partner Name	Point of Contact	Specific Role in Project
Seattle Chinatown International District Preservation & Development Authority	Mike Omura michaelo@scidpda.org 206-683-5134	Community engagement, building owner, property manager
Capitol Hill Housing (PDA)	Walter Zisette wzisette@capitolhillhousing.org 206-329-7303	Development manager, financial and administrative services, asset management

Denise Louie Early Childhood Education Center	Susan Yang syang@deniselouie.org 206-973-1810x305	Create and run the in-house daycare, early childhood education center
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ii. Incorporating Community Input

Engagement around the Records site redevelopment will be split into three levels of stakeholders. These stakeholders will be engaged throughout the process of pre-development and construction for this site, but will be engaged in at different levels, based on their proximity to the site and relationship to the project. At the highest level, stakeholders will be engaged with one-on-one meetings. The medium level of engagement will be invited to targeted community meetings at the center of the community being engaged. At the lower level, larger community group meetings (e.g. open houses), tabling at community events, tabling at grocery stores and public spaces, and religious organizations, will reach the widest community segments.

All broad communications materials (fliers, one pagers, etc.) will be translated, as appropriate. When applicable, more in-depth material may need to be translated in order to engage immediately adjacent property owners or businesses so that they fully understand material about the project. When hosting larger community events open to the public, advertisement for events will be in ethnic newspapers and radio, as well as other ethnic media platforms, as well as posting fliers throughout the geographic area.

Feedback will be incorporated into design elements reflecting neighborhood character, types of business spaces on the ground floor, and housing needs for the units in the upper stories.

3. Task Descriptions, Cost Estimates, and Measuring Progress

a. Description of Tasks and Activities

TASK 1: Phase II ESA and Contaminated Media Management Plan

- An environmental consultant would be hired for this task.
- Phase II ESA would determine extent of on-site contamination from two upgradient properties, an oil storage facility and a former dry cleaner.
- Consultant would also prepare a Contaminated Media Management Plan, with on-call contract, to address known and unknown potential sources of contamination during development.
- Administration for this task would consist of outreach to adjacent property owners to explain the project and findings, including translation of documents.

TASK 2: Cleanup of petroleum identified in 2017 Phase II ESA

- An environmental consultant and cleanup professional would be hired for this task.
- Remediation indicated by existing assessments would be removal of contaminated soil after extent of contamination, both lateral and vertical, is determined.
- Coordination of cleanup with redevelopment is desired to save cost and time, so consultants would work with project architects on the design of the cleanup.
- Administration for this task would consist of consultant hiring, management, and outreach to local community members, in language, during cleanup process.

TASK 3: Cleanup of hazardous materials

- An environmental consultant and cleanup professional would be hired for this task.
- Extent of contamination and remediation is not determined at this time, but rough order of magnitude costs were determined for this project in an environmental documents review in 2018.
- Coordination of cleanup with redevelopment is desired to save cost and time, so consultants would work with project architects on the design of the cleanup.
- Administration for this task would consist of consultant hiring, management, and outreach to local community members, in language, during cleanup process.

TASK 4: Infrastructure evaluation, condition assessment

- The planned redevelopment will take a warehouse site and develop a mixed-use housing building, increasing the load for all utility services. An early determination of needs will assist us in creating a plan that will meld cleanup and infrastructure needs.
- A team of consultants and our team of real estate redevelopment professionals would work together to assess existing infrastructure and create a plan for capacity expansion.

TASK 5: Community Health Assessment

- Developing housing for high-risk populations in a high-risk area may require design and systems adjustment to promote better health for the residents, including HVAC systems to address interior air quality.
- Both environmental and public health professionals will be engaged to work with the architects and real estate professionals on our team to assess and address community health concerns through the design of the proposed multi-use building.

b. Cost Estimates and Outputs

Budget Categories	Task 1	Task 2 Petroleum	Task 3 Hazardous Materials	Task 4	Task 5	Total
Personnel	\$1,250	\$4,750	\$20,000	\$4000	\$1,000	\$27,200
Fringe Benefits						
Travel						
Equipment						
Supplies						
Contractual	\$25,000	\$95,000	\$400,000	\$4,000	\$20,000	\$544,000
Other						
Total Direct Costs	\$26,250	\$99,750	\$420,000	\$200	\$21,000	\$571,200
Indirect Costs						
Total Federal Funding	\$26,250	\$79,750	\$400,000	\$4,200	\$1,000	\$531,200
Cost Share		\$20,000			\$20,000	\$40,000
Total Budget	\$26,250	\$99,750	\$420,000	\$4,200	\$21,000	\$571,200

The budget basis for tasks 1-3 are based on rough order of magnitude costing from an August 2018 Environmental Documents Review for the King County Records site, 1215 East Fir Street, assuming that a contractor will be hired to complete the work and SCIDpda and CHH will create an education and outreach plan for each product based on the type of environmental work being performed. For tasks 3 and 4, an estimate was made based on the current development plan proposed by SCIDpda and CHH, as well as on estimates from prior projects.

c. Measuring Environmental Results

Outputs – This grant will fund one Phase II ESA, and site cleanup of petroleum and hazardous materials, with associated testing, reports, and a contaminated media management plan. In addition to the environmental reports, assessment of the infrastructure and community health needs will supply the development team with additional information on health and site needs to be incorporated into the design plan for the site.

Outcomes -- The planned result of redevelopment for the Records site will take a contaminated brownfield site currently occupied by parking and a warehouse and create a multi-use family housing building with community space, childcare facilities, and commercial spaces. As this project targets low-income and workforce families near downtown Seattle, many residents are part of vulnerable populations who deserve but do not always have access to safe, affordable, and environmentally sound housing. EPA funding is one piece of the plan to create more of this housing in the Yesler Terrace and Chinatown International District neighborhood of Little Saigon.

After award of the grant, we would work with EPA and the WA State Department of Ecology to create a timeline for site assessment and cleanup that meets both federal and state guidelines and processes, conforming to the Model Toxics Cleanup Act, and engaging with our partners to ensure a solid outreach and grant management strategy and schedule.

4. Programmatic Capability and Past Performance

a. Programmatic Capability

i. Organizational Structure and Experience

SHA is a Washington public body organized under RCW 35.82.070. A seven-member Board of Commissioners appointed by the mayor and approved by Seattle City Council governs SHA. SHA will engage SCIDpda and CHH, as the competitively selected redevelopment partners, to manage environmental consultants and other professional services and conduct the cleanup performance. Professional consultants and contractors hired directly by SHA will be selected using a competitive process according to state and federal requirements governing SHA's procurement process. Rachelle Montesano, Senior Housing Developer, will monitor SCIDpda's and CHH's cleanup performance. Jena Richmond, Contracts and Procurement Manager, will be responsible for contracting and procurement activities. Scott Woo, Budget Manager, will be responsible for budget monitoring and reporting.

SHA has had experience working with the local community to successfully assess, clean up, and reuse sites during the redevelopment of various large mixed-income communities, more specifically the High Point, Rainier Vista, and Yesler Terrace communities located in Seattle.

ii. Acquiring Additional Resources

SHA issued an RFP seeking a non-profit housing developer or public development authority to develop a mixed-income affordable housing project on the Records site that aligns with the Yesler Terrace Development Plan in June 2018. The RFP process included evaluation on the project concept, financing, experience, qualifications, and financial capacity. Through the competitive RFP process, the partnership between Seattle Chinatown International District Preservation and Development Authority (SCIDpda) and Capitol Hill Housing (CHH), both state-chartered public development authorities, was selected. Both partners provide valuable experience from previous remediation projects.

b. Past Performance and Accomplishments

i. Currently Has or Previously Received an EPA Brownfields Grant

4561 MLK Jr Way S (Alaska Mini Mart):

SHA was awarded a \$790,000 ARRA Grant that became available through a Cooperative Agreement between EPA and the Washington State Department of Commerce. The grant was awarded to remove underground storage tanks, remove petroleum-contaminated soil, remove perched groundwater, and monitor the site to confirm clean-up levels for both soil and groundwater were achieved. Once remediation began, the contamination was not as extensive as previously anticipated during the initial investigation causing SHA to not use the full value awarded. Of the \$769,000 grant, SHA utilized \$550,000. SHA completed the grant requirements and provided the required deliverables. A No Further Action determination was issued for the site on September 7, 2012.

6058 25th Ave SW (Doug's Service Station):

SHA was awarded a \$700,000 ARRA Grant that became available through a Cooperative Agreement between EPA and the Washington State Department of Commerce. The grant was awarded to remove underground storage tanks, remove petroleum-contaminated soil, and complete monitoring to confirm clean-up levels were achieved. SHA did not use the full value of the award because the cost of the remedial work was less extensive than initial estimates anticipated. Of the \$700,000 grant, SHA utilized \$642,152. SHA completed the grant requirements and provided the required deliverables. A No Further Action determination was issued for the site on May 25, 2011.

113-117 12th Avenue (Nu Way Cleaners):

SHA was awarded a \$200,000 Brownfield Grant in 2007. The grant was awarded to remediate soil and groundwater contaminated with tetrachloroethene. The funds were used to clean up contaminated soil, remove underground storage tanks, and monitor groundwater. SHA used the total grant award, met the grant requirements, and provided the required deliverables. A No Further Action determination was issued for the site on May 10, 2010.

IV.F. Leveraging

As part of the redevelopment plan, Seattle Office of Housing has made \$6 million available for the development of the affordable housing project planned for the site.

THRESHOLD CRITERIA RESPONSE

1. Applicant Eligibility

Seattle Housing Authority (SHA) is a public housing authority chartered in 1939 and organized under RCW 35.82.070. City of Seattle Resolution 12562 passed by City Council on March 13, 1939 is attached as Exhibit A.

2. Community Involvement

SHA will be working in partnership with the Seattle Chinatown International District Preservation and Development Authority (SCIDpda) and Capitol Hill Housing (CHH), both state-chartered public development authorities, to redevelop the former King County Records site (Records site). SCIDpda, chartered in 1975, has long been an active agency working for economic justice in redevelopment and housing in the Chinatown International District (CID), to the southwest of the Records site. As one of the local organizations working to mitigate any negative effects of market rate redevelopment in the Yesler Terrace area, SCIDpda has strong connections to the CID and has worked with the Little Saigon Vietnamese community for years to address the concerns of this commercial district. CHH has served low- and moderate-income residents since 1976, building vibrant and engaged communities through affordable housing and community development. CHH owns and manages 49 affordable properties throughout the Seattle area. Letters from community partners are attached as Exhibit B.

3. Target Area

The target area of this proposal is Yesler Terrace, the nation's first integrated public housing complex, and the adjacent neighborhoods, which have been in the process of redevelopment for several years. Yesler Terrace is poised at the junction of the CID, a historically Asian American neighborhood, and the Central District, a historically African American neighborhood. The focus site of this project is the former King County records site, currently a warehouse, which will be redeveloped to provide low-income family housing just to the east of the Yesler Terrace development and to the north of the Little Saigon neighborhood. The Little Saigon neighborhood has an addition 16 potential brownfields sites identified in a 2006 Historic Land Use study; most of these sites are currently in private ownership. The focus site has the potential to be proof of concept for brownfields redevelopment into mixed-use housing.

4. Affirmation of Brownfield Site Ownership

SHA owns the property under consideration. The Environmental Site Assessments completed in 2017 identified some petroleum contaminated soil and two upgradient properties with the potential to impact this property with hazardous materials.

5. Required Cost Share

The cost share is intended to be covered by a Healthy Homes grant from a joint program of Washington State's Department of Commerce and Department of Ecology, application pending. There are also Seattle Office of Housing funds dedicated to the project, which will be used if the Healthy Homes grant is not awarded.

THRESHOLD CRITERIA RESPONSE EXHIBIT A

RESOLUTION NO. 12562

A RESOLUTION relating to and declaring the need for a Housing Authority in the City of Seattle.

WHEREAS, insanitary and unsafe inhabited dwelling accommodations exist in the City of Seattle and there is a shortage of safe and sanitary dwelling accommodations in said city available to persons of low income at rentals they can afford: Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE:

That based upon the above recitals, which are hereby incorporated by reference as the findings of the City Council of Seattle, there is a need for the functioning of a Housing Authority in the City of Seattle, as contemplated and created by the "Housing Authorities Law" in the 1939 Session Laws of the State of Washington.

Passed the City Council the 13 day of March, 1939, and signed by me in open session in authentication of its passage this 13 day of March, 1939.

JAMES SCAVOTTO
President of the City Council.
Pro Tem

Filed by me this 13 day of March, 1939.

Attest: W. C. THOMAS
City Comptroller and ex-officio
City Clerk.

By: C. G. ERLANDSON
Deputy Clerk.

THRESHOLD CRITERIA RESPONSE EXHIBIT B



January 25, 2019
Susan Morales
Environmental Protection Agency, Region 10
1200 Sixth Avenue, Suite 900
Mailstop: ECL-112
Seattle, WA 98101

Dear Ms. Morales,

The Seattle Chinatown International District Preservation and Development Authority is very pleased to support the Seattle Housing Authority's (SHA) application for a Brownfields Multipurpose Grant for the former King County Records site at 1215 East Fir Street in Seattle. SCIDpda, as an affordable housing developer, has worked closely with SHA for many years. SCIDpda will be the development partner in the redevelopment of the site, changing its use from warehouse storage to active community-focused affordable housing with community amenities and a childcare facility on site.

This neighborhood has historically struggled with persistent long-term disinvestment, which is being addressed through a long-term redevelopment plan. The proposed project would be a tremendous step forward for creating much-needed additional housing density in Seattle's central core. By addressing known and suspected contamination on a property slated to become family housing, will transforms a community liability into a community asset while also meeting the community's vision and goals for neighborhood redevelopment.

If SHA is awarded this grant, we will apply lessons learned from previous remediation projects to leverage this targeted funding to address the contamination on site, as well as move our planning process for redevelopment along in an efficient way that makes the project financially feasible.

Thank you for your consideration.

Sincerely,

Jamie Lee
Community Initiatives Director
Seattle Chinatown International District Preservation and Development Authority

THRESHOLD CRITERIA RESPONSE EXHIBIT B CONTINUED



January 25, 2019
Susan Morales
Environmental Protection Agency, Region 10
1200 Sixth Avenue, Suite 900
Mailstop: ECL-112
Seattle, WA 98101

Dear Ms. Morales,

Denise Louie Education Center is very pleased to support the Seattle Housing Authority's (SHA) application for a Brownfields Multipurpose Grant for the former King County Records site at 1215 East Fir Street in Seattle. Denise Louie Education Center has a long history working with Seattle Chinatown International District Preservation and Development Authority (SCIDpda) in the International District community and are a current tenant operating a Head Start preschool program for 38 children and families.

We will be a partner in the redevelopment of the proposed site, changing its use from warehouse storage to active community-focused affordable housing with community amenities and a childcare facility on site.

This neighborhood has historically struggled with persistent long-term disinvestment, which is being addressed through a long-term redevelopment plan. The proposed project would be a tremendous step forward for creating much-needed additional housing density in Seattle's central core. By addressing known and suspected contamination on a property slated to become family housing, will transforms a community liability into a community asset while also meeting the community's vision and goals for neighborhood redevelopment.

If SHA is awarded this grant, we will work in partnership with SCIDpda to address the contamination on site so that in the future we can provide critical child care services in the community for the families who deserve a clean and safe space.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to be "Susan Yang", written in a cursive style.

Susan Yang
Executive Director

THRESHOLD CRITERIA RESPONSE EXHIBIT B CONTINUED



January 25, 2019
Susan Morales
Environmental Protection Agency, Region 10
1200 Sixth Avenue, Suite 900
Mailstop: ECL-112
Seattle, WA 98101

Dear Ms. Morales,

Capitol Hill Housing is very pleased to support the Seattle Housing Authority's (SHA) application for a Brownfields Multipurpose Grant for the former King County Records site at 1215 East Fir Street in Seattle. Capitol Hill Housing has a long track record of partnership with SHA. Capitol Hill Housing will be a partner in the redevelopment of the site, changing its use from warehouse storage to active community-focused affordable housing with community amenities and a childcare facility on site.

This neighborhood has historically struggled with persistent long-term disinvestment, which is being addressed through a long-term redevelopment plan. The proposed project would be a tremendous step forward for creating much-needed additional housing density in Seattle's central core. By addressing known and suspected contamination on a property slated to become family housing, will transform a community liability into a community asset while also meeting the community's vision and goals for neighborhood redevelopment.

If SHA is awarded this grant, we will apply lessons learned from previous remediation projects to leverage this targeted funding to address the contamination on site, as well as move our planning process for redevelopment along in an efficient way that makes the project financially feasible.

Thank you for your consideration. Please don't hesitate to contact me should you have any questions regarding this letter (206-204-3812, wzissette@capitolhillhousing.org).

Sincerely,

A handwritten signature in blue ink, appearing to read 'Walter Zisette'.

Walter Zisette,
Associate Director Real Estate Development

14. Areas Affected By Project:

City: Seattle
County: King
State: Washington

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

01/31/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: Housing Authority of the City of Seattle

* b. Employer/Taxpayer Identification Number (EIN/TIN):

91600977W

* c. Organizational DUNS:

0101981170000

d. Address:

* Street1:

190 Queen Anne Avenue North

Street2:

PO Box 19028

* City:

Seattle

County/Parish:

King County

* State:

WA: Washington

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

98109-4968

e. Organizational Unit:

Department Name:

Development

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mrs.

* First Name:

Rachelle

Middle Name:

* Last Name:

Montesano

Suffix:

Title: Senior Housing Developer

Organizational Affiliation:

* Telephone Number:

206-615-3492

Fax Number:

* Email: rachelle.montesano@seattlehousing.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

L: Public/Indian Housing Authority

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-18-08

* Title:

FY19 GUIDELINES FOR BROWNFIELDS MULTIPURPOSE (MP) GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

1235-Areas Affected by Project.pdf

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Cleanup of former King County Records Warehouse

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="531,200.00"/>
* b. Applicant	<input type="text" value="40,000.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="571,200.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: